

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9870 Jeannine B. Neilson Ulmer, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board January 21, 1969.

EFFECTIVE DATE OF ORDER - March 12, 1969

ORDERED:

That the appeal for permission to change a nonconforming use from a tenement to an apartment house at 3045 N Street, NW., lot 838, Square 1233, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a 3-story and basement brick building. The building contains an apartment on the first floor, 2 apartments on the second floor and 2 apartment units on the third floor. Each unit has a separate bath and kitchen. There are a total of 6 units in the entire building.
3. Appellant seeks a change in nomenclature from tenement house to apartment house.
4. Appellant purchased the property in 1957. A Certificate of Occupancy No. A-17819 issued October 28, 1952 was outstanding at the time of the subject purchase.
5. Appellant alleges that situated on the northeast corner of the intersection at 31st and M Streets is an apartment house and that immediately south across the street from the subject premises are apartment buildings.
6. No objection to the granting of this appeal was registered at the public hearing.

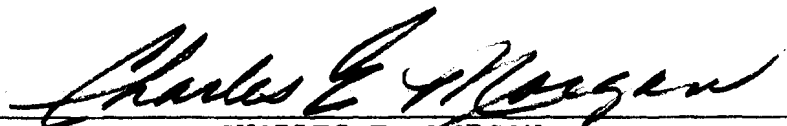
Appeal No. 9870
PAGE 2
March 12, 1969

OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF **THIS** ORDER.